



PROPERTY LOCATION

No	Alt No	Direction/Street/City
192		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	LAHNSTEIN TR RICHARD K
Owner 2:	
Owner 3:	LAHNSTEIN RICHARD K TRUST
Street 1:	192 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4121 Type:

PREVIOUS OWNER

Owner 1:	LAHNSTEIN RICHARD K -
Owner 2:	-
Street 1:	192 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4121

NARRATIVE DESCRIPTION

This Parcel contains 1.07 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		46609		SQUARE FE	PRIME SITE		0	4.54	1.501	R1									317,721						317,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	102,400	200	1.070	317,700	420,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 413.27						/Parcel: 413.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	102,400	200	1.07	317,700	420,300	420,300	Year End Roll	9/28/2017
2017	101	FV	100,300	200	1.07	317,700	418,200	418,200	Year End Roll	9/29/2016
2016	101	FV	100,300	200	1.07	308,600	409,100	409,100	Year End Roll	1/14/2016
2015	101	FV	96,000	200	1.07	244,900	341,100	341,100	Year End	10/2/2014
2014	101	FV	94,900	200	1.07	235,100	330,200	330,200	Year End Roll	1/23/2014
2013	101	FV	92,700	200	1.07	230,900	323,800	323,800	Year End Roll	10/25/2012
2012	101	FV	92,700	200	1.07	269,300	362,200	362,200	Year End	1/26/2012
2011	101	FV	93,900	200	1.07	272,700	366,800	366,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAHNSTEIN RICHA	47445-78		5/9/2006	FAMILY		1	No	No		
LAHNSTEIN KARL	11352-31		7/19/1967	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/18/1995	659-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	D VELUTTI
5/13/1996	MEAS+INSPCTD	606	J SMITH
1/20/1996	MEAS/EXT INS	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	2	-	CONC BLOCK
Frame:	1	-	WOOD
Prime Wall:	4	-	VINYL
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C	-	AVERAGE
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD			
Prim Int Wal:	2	-	PLASTER	
Sec Int Wall:	1	-	DRYWALL	50%
Partition:	T	-	TYPICAL	
Prim Floors:	3	-	HARDWOOD	
Sec Floors:			%	
Bsmnt Flr:				
Bsmnt Gar:	1			
Electric:	3	-	TYPICAL	
Insulation:	2	-	TYPICAL	
Int vs Ext:	P			
Heat Fuel:	1	-	OIL	
Heat Type:	5	-	STEAM	
# Heat Sys:	1			
% Heated:	100	% AC:	0	
Solar HW:	NO	Central Vac:	NO	
% Com Wal:	0	% Sprinkled:	0	

Phys Cond:	AV	-	Average	33.0%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				33.8%

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y		148		A	AV	1940			15.00	T	70	101			200

More: N Total Yard Items: 200 Total Special Features: Total: 200

BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Basic \$ / SQ:	79.00
Size Adj.:	1.22619045
Const Adj.:	0.98970497
Adj \$ / SQ:	95.872
Other Features:	26000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	154737
Depreciation:	52301
Depreciated Total:	102436

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val -30200.00000
Juris. Factor:		Val/Su Fin:		100.69
Special Features:	0	Val/Su Net:		51.72
Final Total:	102400	Val/Su SzAd		81.27

COMPARABLE SALES

Parcel ID	160 45 0
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COMMENTS

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RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	7	BR	3	Bath	1	HB					

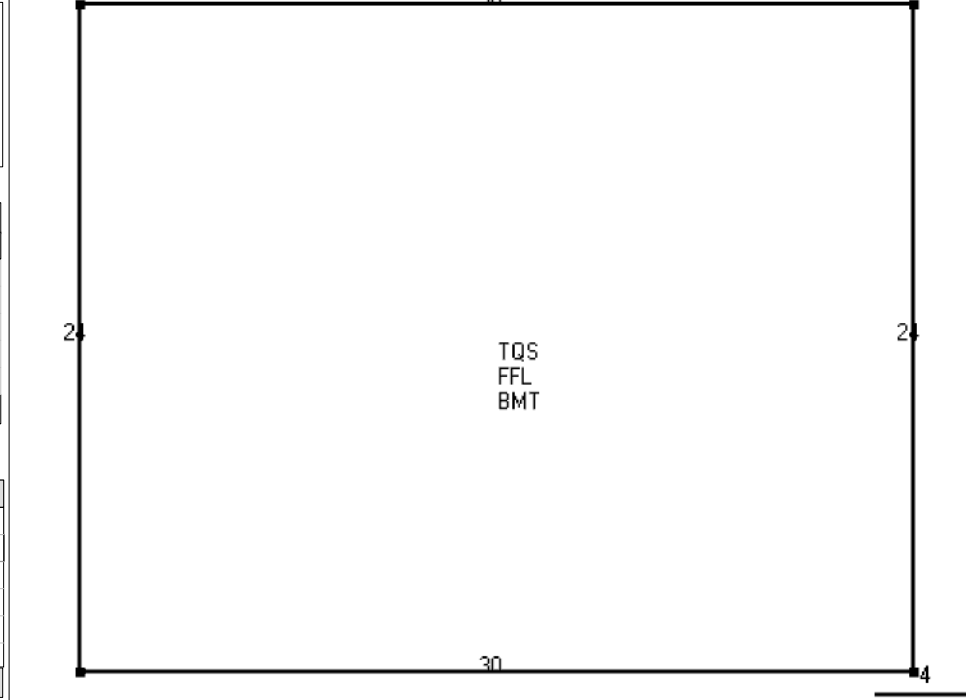
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	720	23.970	17,257	
FFL	1ST FLOOR	720	95.870	69,028	
TQS	3/4 STORY	540	78.610	42,452	
Net Sketched Area:		1,980	Total:	128,737	
Size Ad	1260	Gross Area	2160	FinArea	1017

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	45	A	0

IMAGE



AssessPro Patriot Properties, Inc